

J. Walter Hartman

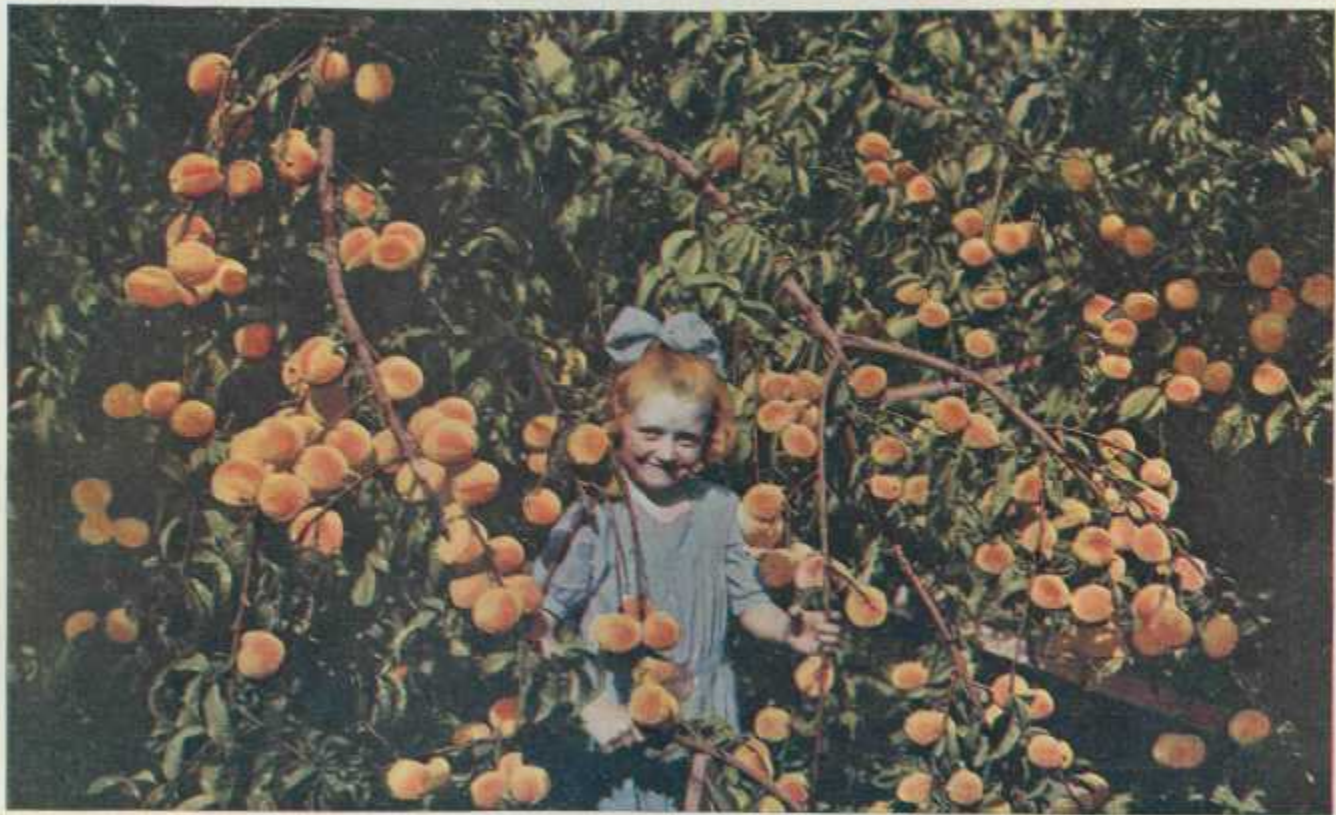


BENTON CITY



and the
YAKIMA VALLEY
WASHINGTON

124



Elberta peach tree showing profusion of fruit. Different varieties do well in the fertile soil of the valley at Benton

1909

1910

Walter Hartman

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and the
YAKIMA
VALLEY



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D'Anjou Pears Grown on the Sawyer & Wise Farm in the Yakima Valley

BENTON CITY AND THE YAKIMA VALLEY

INTRODUCTORY



EVERY book should be dedicated to someone. This publication is dedicated to the man who is looking for a home. It tells of a section of the Yakima Valley in Eastern Washington that has hitherto been little known. To the east and west the land has been cultivated, and the owners have not only made a good living but many of them are rich, and all of them have prospered who have gone about their work in an intelligent manner. By virtue of its being a part of a railroad land grant, the country tributary to Benton City, about which this booklet is written, was withheld from settlement for a quarter of a century. The days of inactivity are gone, and the earth is beginning to yield her increase. The Benton district is new, but its soil is fertile, its climate good and its possibilities are not excelled anywhere in the Pacific Northwest. This is a land where ten acres in a farm means independence for its owner within a few years.

In telling of Benton City and its surroundings simple statements of fact are used. It is not the purpose of the organization under whose auspices this publication is printed and sent forth to misrepresent in any way the conditions which exist. Careful reading of the pages which follow is requested, and an investigation of what is offered is solicited. It is not asked that anyone invest until satisfied by personal examination that the offerings here are as represented.



Strawberries Thrive at Benton and are Early on the Market

Situation and Surroundings

BENTON CITY is a new town situated in the eastern part of the Yakima Valley, 67 miles east of North Yakima and 23 miles west of Kennewick on the Columbia River. It is the junction point of the Walla Walla, North Yakima line of the Oregon-Washington Railroad and Navigation Company's railroad (now in operation with ten trains daily), and is the location of the Spokane cutoff and the Wenatchee, North Columbia branch of this road, ten miles of which is already graded north from Benton City.

With the completion and operation of the last two lines Benton City will hold the same relative position to the O-W. R. & N. R. R. as Pasco, Wash., holds to the Northern Pacific railroad.

One mile from Benton City is a station on the main line of the Northern Pacific railroad, affording excellent shipping facilities to large markets not far removed.

With its railroad connections no part of the Yakima Valley will be in more speedy touch with the market places of the country. For the handling of its passenger and freight traffic, the Oregon-Washington Railroad and Navigation Company has already erected a commodious



Planting Fruit Trees on the Highlands Adjacent to City of Benton

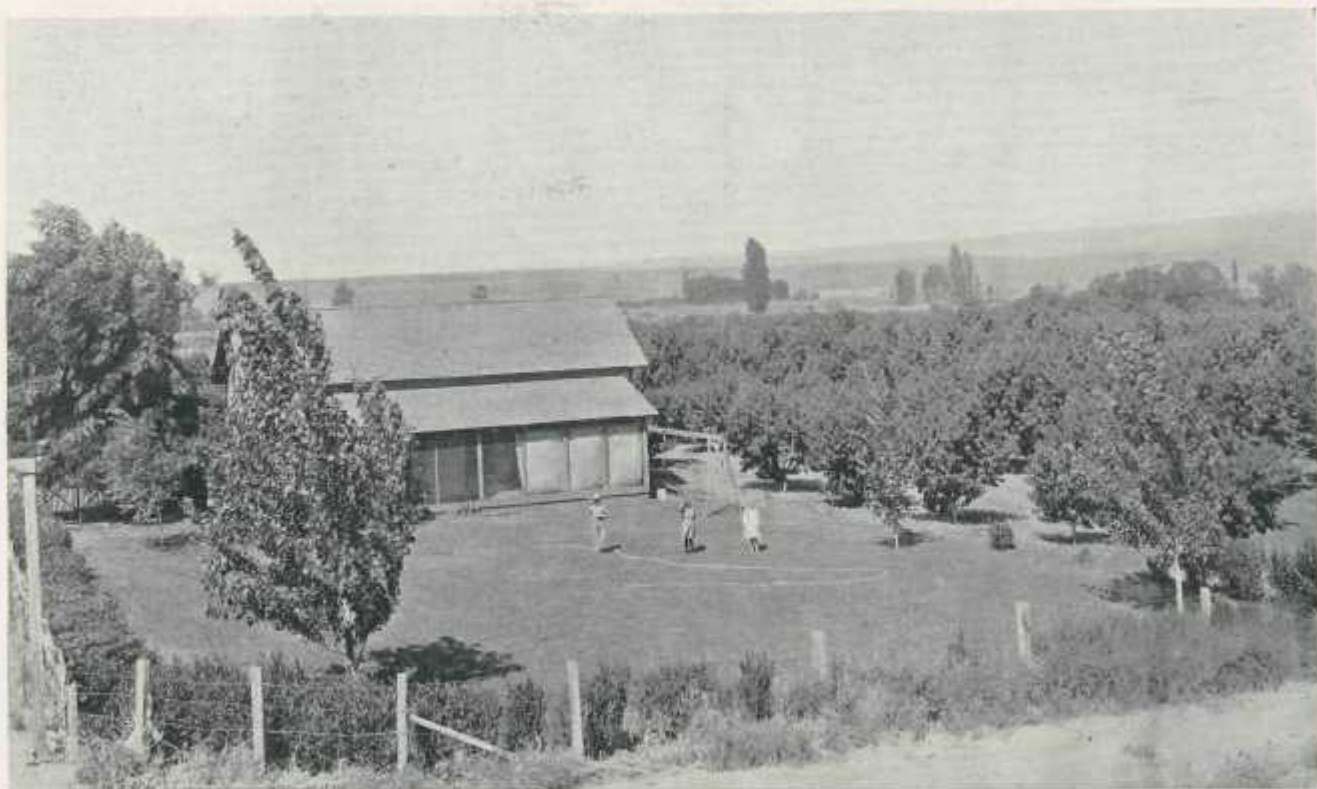
freight and passenger depot, with large office rooms on the second story, and has secured eighty acres adjoining the depot for terminal purposes.

A Great Fruit Section

While adapted to general farming purposes, the land adjacent to Benton City is more valuable along other lines. Commercial apple growing is one of the recognized industries of the Yakima Valley. The climate and soil are adapted to the growth of the recognized best varieties. The kind that will sell best is the kind the orchardist will plant and he may select any one of the noted best sellers in sections where the grower must specialize, with the assurance that he will get returns. Net profits run from \$300 to \$1200 per acre. Even at the lowest figure the grower will make money. Peaches, pears, cherries and apricots also do well and are accounted among the profitable crops.

Berries and Grapes

Nowhere does the strawberry grow to greater perfection than in the Yakima Valley. In this particular fruit there is specialization, the Clarke Seedling being the variety planted. It is early to mature and follows to the market places within ten days its kind from the semi-tropic fields of California. Its appearance and its flavor



Ranch Home and Orchard at Benton City. There are Thousands of Acres Available Here for Farming and Fruit Growing



Yakima River Looking North from Benton. Water for All the Projects is Taken from this Stream. Benton Project on the Right.



Flume Carrying Water to 400 Acres of Apple Trees on the Highlands

excel the southern product, and it invariably commands better prices. The berries net \$350 per acre to the owner, and some of the growers realize considerably more. Grapes of superior quality are also grown. But few vines are yet planted, yet the product is of such excellence that large areas will be devoted to vineyard purposes.

Vegetables

A yield of 500 to 600 bushels of potatoes to the acre seems very large, and yet that quantity has been gathered here. Cabbage, cauliflower, asparagus, celery, onions, tomatoes, beets, radishes, parsnips, lettuce—in fact every variety of vegetable is grown in abundance. Some of the land owners are devoting a tract to the growing of asparagus. The quality produced here is such as to command higher prices in the city markets than that grown elsewhere.

Hay Crops

In statements from growers, which appear elsewhere in this booklet, it will be seen that as much as eight tons per acre can be cut from lands in the Benton district. When not fed to stock on the farm, the hay baled for shipment commands as high as \$15 per ton. Sold in the stack the grower realizes from \$6 to \$10 per ton, the latter price being the one usually received. Winter feeding is one of



Sage Brush Lands in the Benton Project North of Benton City

the advantages the valley offers, large herds of cattle and sheep being driven in from the ranges during the fall.

Dairying

It will not be possible to maintain a large dairy herd on a ten-acre tract devoted to fruit growing, but the owner will find it profitable to keep two or more cows. Every farmer ought to have an alfalfa field, whether he owns ten acres or eighty acres. His alfalfa crop will feed the cows. Alfalfa is also good for hogs, and the skim milk can be put to good use. Cream and butter always command good prices, and if the farmer does not raise swine for market he can "salt down" enough to help supply the meat for home use. A good Jersey cow will net the owner \$100 per annum.

Poultry

One poultry grower in the Benton district said it was the best place in which to raise chickens in the world. Other localities make the same assertion, but profits of from \$3.50 upward per fowl for the year induce the belief that it pays to raise the fowls. The raising of broilers for the city market is being recognized as profitable, and there is a living and more in the flock of chickens, whose feed will cost the owner but a trifling amount in comparison with the returns. The place is equally well adapted



Lumber Yard on Line of the O-W. R. & N.Co. at Benton City, Yakima Valley

to turkeys, and they are quite as profitable as chickens.

Land Now Under Water

Included in the grant to the Northern Pacific Railway were some of these Yakima Valley lands. The company constructed, some years ago, the Benton-Kiona Canal, which has since passed into other hands and is now furnishing water to large tracts, which are on the market after being withheld from settlement for twenty-five years. These are known as the Highlands and 400 acres planted to young orchards with additional tracts uncultivated as yet are among attractive offerings here. The Benton Townsite Company has immense reservoirs which are capable of supplying quantities of water. Portions of two quarter-sections in alfalfa and wheat, watered from the townsite company's reservoir evidence the value of this system. The company owning the canal has acquired title to 2000 acres on the Highlands and water is being conveyed to these as fast as possible. This water right is an old one and a perfect one. Its supply is secured from the Yakima River at a point about 2 miles west of Benton City.

Government's Greatest Yakima Project

The United States Government has undertaken the reclamation of the lands in the Yakima Valley to a con-



Grapes Grow as Well in Benton Soil as Anywhere in the World

siderable extent. Its Benton project is double the size of the largest other project in the valley, the irrigable area being 180,000 acres—67,000 acres of this being in private ownership. These lands are to be under canals and laterals, the water being obtained from the Yakima River flow and from reservoirs under construction to conserve the storm waters in the mountains where the river has its source. The Sunnyside Canal is built to within a distance of ten miles of the Benton district lands, and its completion is merely a question of a short time. The expression used above, "lands in private ownership," includes all the land which was not public at the date of withdrawal under the reclamation act, or which was then covered by entry and afterwards cancelled. In addition to these lands, upon large areas of which water is available or will be supplied within a year, the construction of the government canal will make tributary to Benton City the largest body of irrigated land in the Yakima Valley. Were the city not destined to become important as a railroad center these valuable lands would make of it a place of much importance.

Great Wheat Farming Section Near By

The Yakima Valley is bordered by the Rattlesnake Hills on the north, and what is called "Horse Heaven"



Water Wheel for Irrigation on Yakima, Supplanted by Ditches and Canals



Fruit Picking in Yakima Valley Where Superior Varieties are Grown



Grading Crews at Work Leveling Streets in Benton City, Yakima Valley

on the south. This is a dry-farming, wheat-growing section, and good crops are realized from thousands of acres now under cultivation. It is a down hill haul to Benton City from this wheat belt, and with excellent transportation by rail now afforded and the additional facilities for shipment by the building of other lines, the city has another valuable asset in these lands. Electric power is now available, and with the completion of the government canal it will be possible to develop 11,000 horsepower along its line. Milling may well be included among the industries which will develop in the city within a very few years. The project of conveying water to these wheat lands is under consideration. This will enhance their value and increase their productive capacity. Increased product here means increase in Benton's business activity as a source of supply and as a shipping point.

Climate and Health

Climatic conditions at Benton City are in keeping with other sections of the Yakima Valley, which is far-famed for its desirability as a place of residence. There are some hot days during the summer, when the mercury registers as high as 108 degrees. The atmosphere being dry, the heat is not so oppressive as in the humid regions, and the nights are nearly always cool. The mean maximum

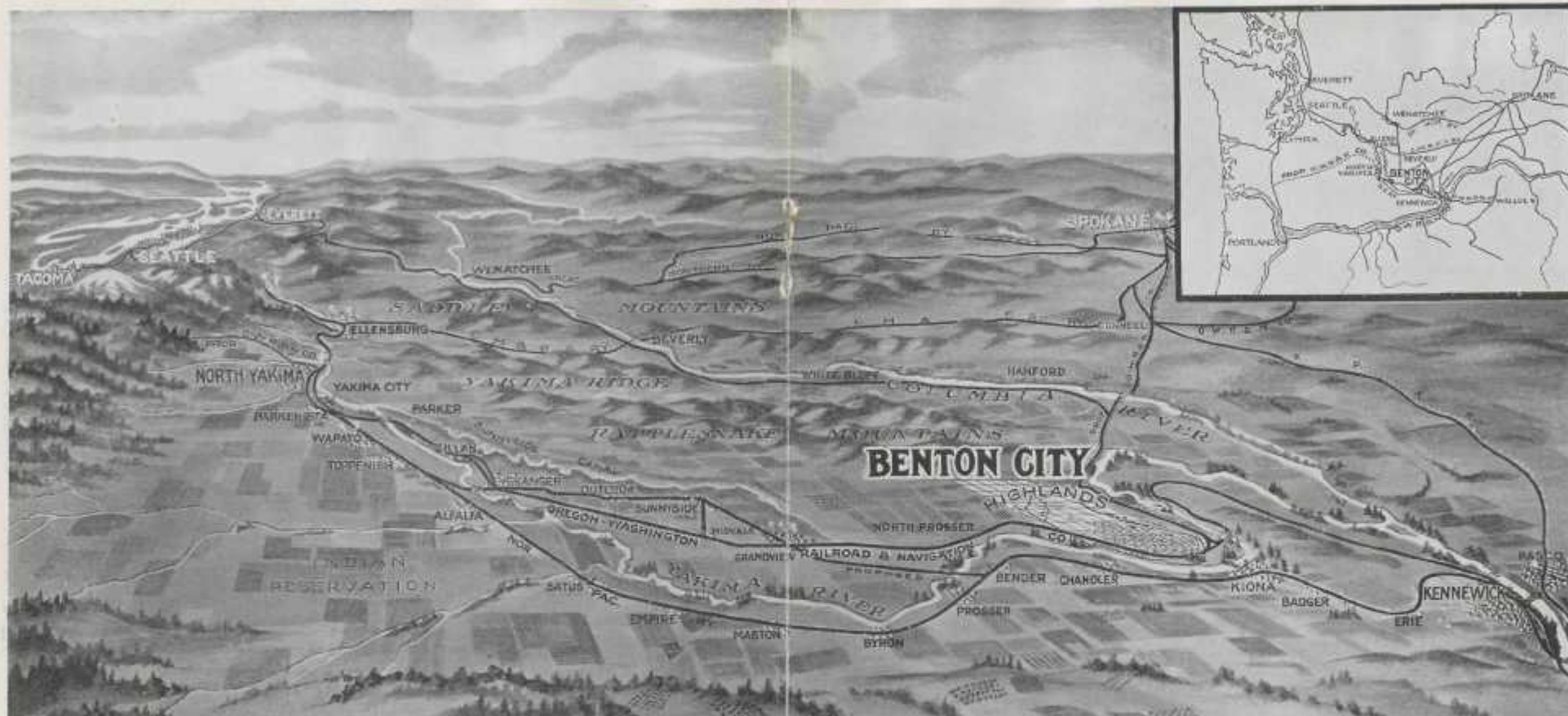


Sage Brush is Removed and Ground is Being Prepared for Planting

temperature is 66 degrees and the mean minimum 41 degrees. There is occasionally zero weather during the winter, but the cold spells are of brief duration. The latest frost in the spring months is expected early in April, and the first frost of the autumn comes in November. The growing season is long. The average rainfall is less than seven inches annually. This permits safe harvesting seasons. There are no cyclones or blizzards. Sunstroke and excessive cold are unknown. In such a climate the health of the people is excellent. There are no epidemics. Occasional cases of fevers are reported, but physicians regard these as due more to unsanitary living than to conditions otherwise. There are many men and women in the Yakima Valley in perfect health who were invalids when they came and who were under care of physicians for varying lengths of time, and who are loud in their praise of the climate as a panacea for the ills to which flesh is heir.

Benton City's Water Supply

With the establishment of the townsite of Benton City came the installation of a water system which is thus referred to by the erecting engineer: "I have installed pumping plants in many parts of Washington, Idaho and Oregon and I can truthfully state that I have never in-



stalled a better system than the one now in use at Benton City. Two pumps have been put in place, one for irrigation and fire protection, capable of pumping one thousand gallons of water per minute, and one smaller pump intended to furnish water for domestic use, capable of pumping one hundred gallons of water per minute, both of which are directly connected with the city water system. I am familiar with their two reservoirs and pipe lines and they are as good as can be found in any city of twenty thousand people in the state." This is expert testimony from a man competent to pass on the matter. The water is cool, clear and delicious. It is piped to every lot in the city. It is therefore possible to construct a home with the modern advantages, including good water, which in itself is an important factor.

Good District School System

Benton has excellent educational facilities. Conveniently near the city is a commodious structure known as the Benton-Kiona School, where the children of the district receive instruction. The teaching force consists of the principal and two assistants. The primary, intermediate, grammar and other courses are taught, and the faculty is prepared to teach any high school course. There is a special teacher for drawing, music and manual training. The graduates of the school are accredited at all of the Washington state institutions. This means that the instruction fits the pupil for entrance to the colleges elsewhere, the examinations for the state schools being most thorough. The present enrollment in the school is eighty. There are accommodations for additional pupils. The



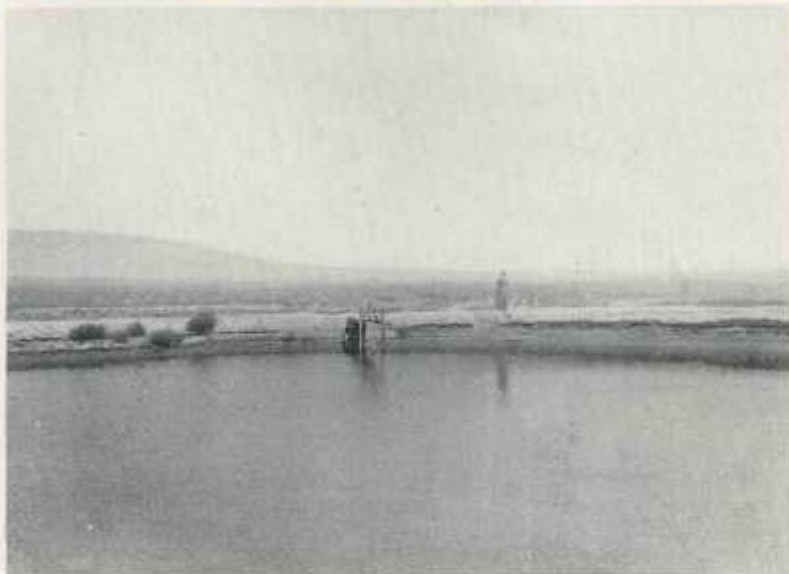
Luxuriant Vegetation Lines the Banks of Canals in the Benton District

board of trustees is composed of wide-awake men, who will provide school room and instructors for all the pupils of the district as necessity demands.

Benton City's Advantages

In addition to its water system, referred to under a separate heading, Benton City has numerous other up-to-date advantages. It has electric lights on its streets and in its business houses and homes; it has curbed and graded streets with cement sidewalks; it has a three-story modern hotel nearing completion at a cost of \$30,000; it has mercantile establishments, a lumber yard, school and church privileges. Nearby are country homes, in the older tracts where magnificent shade trees and flower beds show what Benton City homes will resemble when the grounds surrounding the homes are beautified. The site of the city is on an eminence close to the Yakima River. It has an elevation of 500 feet above the stream, thus assuring perfect drainage and affording a magnificent view of the valley now dotted here and there with homes, and where many others will doubtless soon be built.

The entire townsite of 302 acres is now (December 1, 1911) being graded preparatory to planting with a mixture of the choicest family fruit. This is to serve the double purpose of supplying shade and fruit. It is pro-



Reservoir at Benton Which Supplies Water for Domestic Purposes

posed to demonstrate right in the town the locality's superior adaptability to fruit production. Sweet cherry trees will shade the streets and walks, d'Anjou pears will be the front yard shade trees. Peaches, apples and apricots will occupy the central and back part of the lots and prunes, plums and grapes will line the alleys. It is intended to make the town the fruit lovers' paradise.

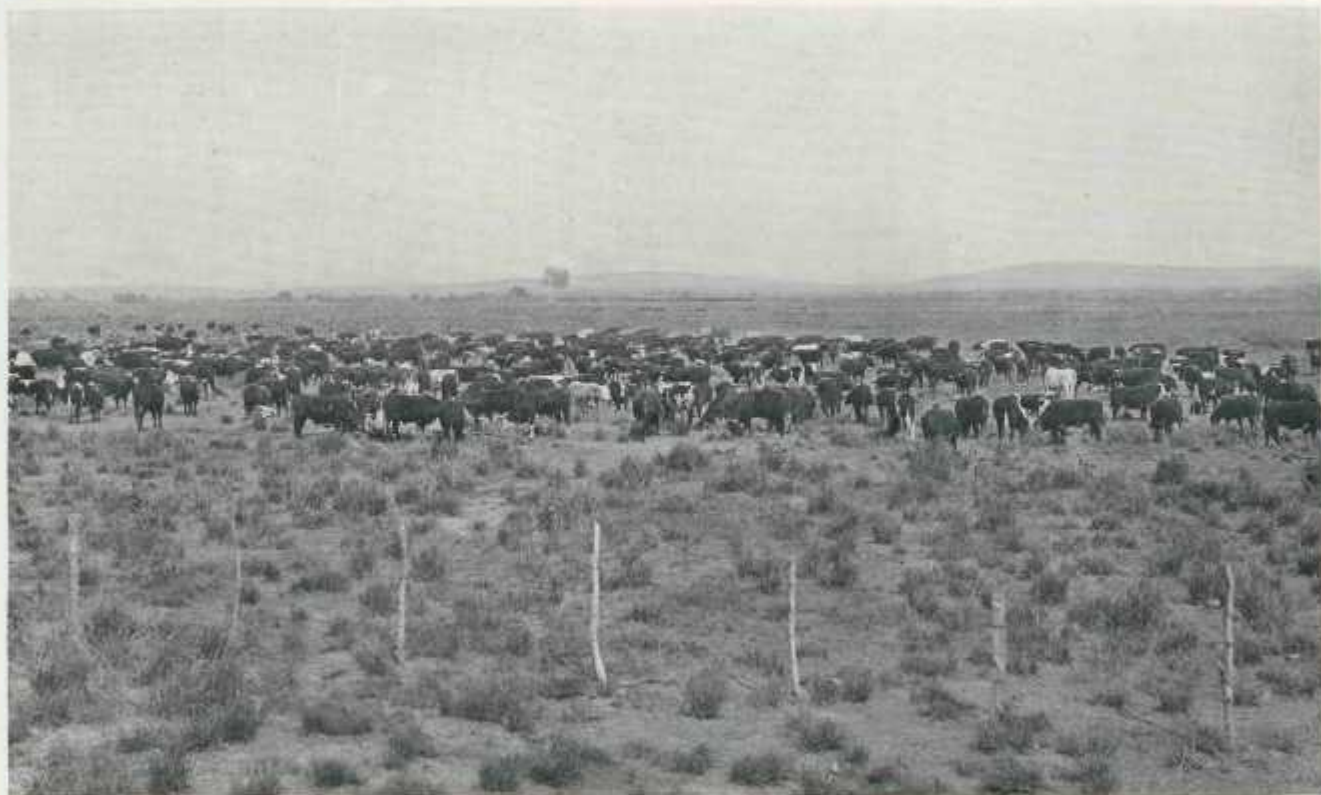
Another peculiar feature in handling the Benton City lots and villa tracts is that alternate lots will be sold at a much less price than the intervening lots or tracts. This is done to give the first purchasers compensation for "pioneering." Those who settle on the land and improve it are allowed two years before they are required to pay any part of the principal. The interest rate on deferred payments is only six per cent. Land will be planted and cared for at actual cost for those who desire to continue in present positions or locations until trees are bearing commercial quantities of fruit.

The irrigation will be from buried iron pipes. No open ditches or flumes will be used. It is the purpose to have no vacant lot waste and weeds, but everything is to be farmed with skill and care.

The streets will be shaded by Royal Ann, Bing and Lambert cherry trees. In the fruiting season there will



Poultry Raising is one of the Profitable Industries of the Valley. Chickens Pay the Running Expenses of the Farm
Turkeys, Geese and Ducks also do Well



Thousands of Head of Cattle, Summer Pastured on the Mountain Ranges, are Driven to the Yakima Valley for Winter Feeding



Dairying is a Paying Business in the Yakima Valley. Alfalfa is Grown in

be fruit for the public. Houses will not be allowed to encroach upon the streets, nor any use of any property that will be detrimental to adjoining lots permitted.

The town is supplied with water of purest quality, and electric power and light of highest efficiency. Under present conditions no saloon or other vice-breeding business will be tolerated. The motto is "a clean town," morally as well as physically. The climatic and physical conditions make it an ideal place for any one seeking relief from tubercular or nervous trouble.

Good Yields of Apples and Alfalfa

John Palmer, whose land adjoins the Benton City townsite, says: "I own thirty-seven and one-half acres of land, twenty-five of which are under cultivation. I came here from Western Oregon eight years ago and took this land in the sage. I have between four and five acres in orchard, principally apples. I have not specialized. The varieties grown are White Winter Pearmain, Rambo, Yellow Transparent, Arkansas Black, Wealthy, Maiden Blush, Grimes' Golden, Yellow Newtown, Spitzenberg, Winesaps and Jonathan. All varieties of which I have any knowledge do well here. I have picked nineteen and twenty boxes of apples from one tree. I am satisfied that this is a superior section for the commercial growing of



Large Quantities and the Milch Cow Will Soon be in evidence on Every Tract

fruit. Potatoes do well here. The quality is excellent and the yield very large. This is true of other vegetables. My alfalfa has given excellent returns also. I get on an average seven and one-half to eight tons, and one particular field yielded ten tons per acre. From four and one-half acres I sold forty-two tons for \$10 per ton. I have received as high as \$15.00 per ton in the stack."

\$500 from Three-Quarter-Acre Strawberry Patch

T. B. Kendall has an eight-acre farm on the edge of the Benton City townsite. Mr. Kendall says: "I came here from Nebraska six years ago and I would rather live right here than in any other place I have seen. I can make money here. In my orchard I have strawberries planted between the rows. The plants on three-quarters of an acre netted me \$500 in 1910. We began putting our berries on the market May 1. I have two and one-half acres in orchard. My peaches netted me fifty cents per box. This is one of the greatest vegetable-producing sections in the world. We gather five hundred to six hundred bushels of potatoes from an acre of ground and do not regard the yield as uncommon. All other vegetables do as well as potatoes."



Grapes from this Vineyard at Benton Took First Prize at Washington State Fair in 1910, and Won First Prize at Spokane Same Year



Raspberries Thrive in the Benton District. Three Rows Illustrated Here Netted Owner \$64, Besides Supplying the Family Needs



Bees are Another Valuable Belonging on the Farm in the Yakima Valley

Twenty-eight Acres of Hops Net Owner \$12,000

Don McAlpin has a forty-acre hop ranch five miles north of Benton, on the Yakima River. In 1909, twenty-eight acres netted Mr. McAlpin \$12,000. This paid for the entire tract of land and the planting.

Twelve Hundred Boxes of Apricots from One Acre

Buz McAlpin's farm and orchard adjoin the Benton City townsite on the south. Mr. McAlpin picked twelve hundred boxes of apricots from an acre, which netted him seventy cents per box. From a half acre of cherry trees he picked and shipped two thousand boxes of fine cherries.

Raising Broilers for City Markets

Albert McAlpin is devoting some time to poultry growing. He is impressed by the Rhode Island Red breed of chickens. His brooders turned out five hundred chicks in the first week in May. As a section for growing poultry, Mr. McAlpin says the Benton district has no superior.

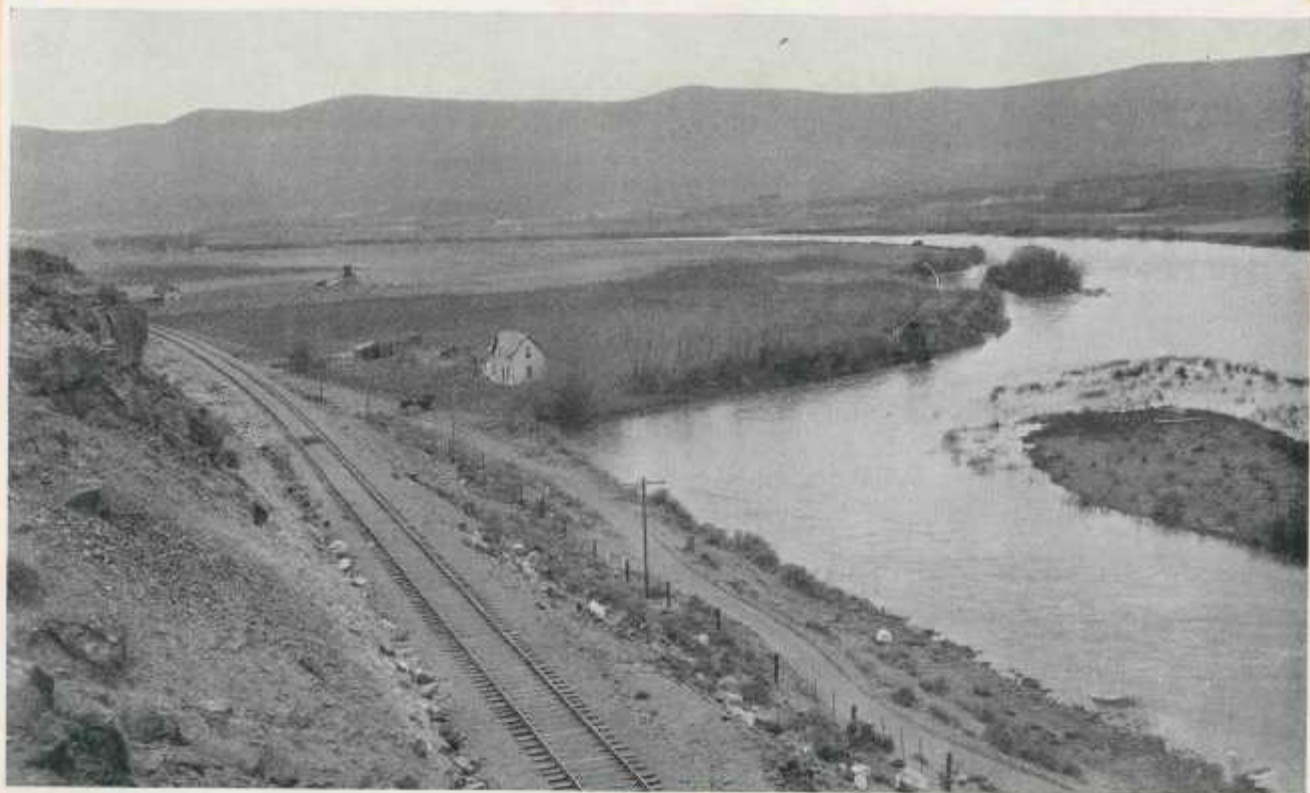
Grapes Superior to Malagas Grown in Benton District

Dr. F. S. Hedger retired from the active practice of his profession fifteen years ago and came to what is now the



Sheep, Pastured on the Foothills are Fed in the Valley During the Winter

Benton City district. He got forty acres of land in sage brush and has twenty-six acres of it under cultivation, mostly in young orchard. Twenty acres are planted to apples of the Winesap, Yellow Newtown and Rome Beauty varieties. The doctor has an acre and a quarter in grapes. Some seven years ago he discovered a new variety which he is propagating. "This grape," says Doctor Hedger, "is superior to the Malaga in size, flavor and appearance. The vines are immune from disease, hardy and prolific. The bunches of grapes are uniform in size, weighing on an average three pounds. Another important factor is the excellent keeping quality. They keep readily until the holidays, and I had grapes on my table in February. My grapes will net me from \$250 to \$300 per acre. I am also growing strawberries of the Clark Seedlings variety, and they net me \$350 per acre right along. In connection with the practical side of country home life, the bread and butter proposition, I want to say that the home grounds may be beautified with flowers and shrubbery. We have roses of every hue, rare and fragrant. The country here is adapted to the growth of many products and there is opportunity for home making which should appeal to every person looking for a location in the Pacific Northwest."



Orchard Land South of Benton City, and Across the Yakima River. Trees Now in Bearing Have Shown Remarkable Yield



Homesteaders on the Benton Unit who Have Taken Up Land and are Waiting for the Canal to Enable Them to Cultivate



Home, Orchard and Vineyard of a Pioneer Resident of Benton City

Yield is Large and the Prices Good

M. D. Crawford owns seventy-four acres of land just across the river from Benton City. Forty-five acres of the tract are under cultivation, thirty-five acres of which are in orchard. There are four acres of mixed trees—peaches, apples, pears, plums and apricots in bearing. There are thirty-one acres of young orchard—twenty-seven acres of commercial apples. These are Winesaps, Jonathans and Spitzenbergs. Four acres of Crawford and Elberta peaches are also young trees. Mr. Crawford says: "Fourteen seven-year-old Elberta peach trees netted me \$102. I plant seventy-five trees to the acre. Most of my orchard is young and I have not begun keeping a record of cost or profit. I can say, however, that the yield is large and that I have been receiving good prices for all that I had for sale. My land is watered from a pumping plant which I installed. I have abundance of water at all times. This, on soil like we have here, means bounteous crops."

No Better Soil in the Pacific Northwest

M. A. McBean, who is in charge of the lands owned by Calhoun, Deming & Ewing, adjoining the Benton City townsite, says: "Our holdings consist of two thousand



Church Gathering of People of Different Denominations at Benton City

acres, 600 acres of which are now under water. The entire tract will be supplied as fast as possible. Four hundred acres have been planted to apples, with peach fillers. We are selling these lands in ten-acre tracts. The buyer has the option of purchasing improved or unimproved land. In case he desires the former, we set the land to orchard and care for the trees for three years. A good many sales of this character have been made. The man who wants to improve the land himself can do so. We get water by pumping from the Kiona-Benton Canal. The supply is ample and our water right assured. Another section will be put under water in 1912. I am familiar with the different sections of the country and want to say in connection with the Benton district that there is no better soil in the Pacific Northwest than we have here."

Prices of Land

Land ready to plant to orchard or garden, with water, can be bought for \$250 per acre. This means that the pioneering work is done, and that all that is necessary is the seeding and cultivation. Land planted to orchard can be bought at a price which is guaranteed not to



Depot and Office Building of the O-W. R. & N. Co. at Benton City

exceed \$375 per acre, and the trees will be cared for three years. The water right sold with the land is perpetual. The terms of sale are one-fourth or one-fifth cash; balance payable in four or five equal yearly payments with seven per cent interest. There is a liberal discount for cash sales.

Good Opportunities Presented

Benton City and the country adjacent have a future full of promise. The other prosperous towns of the Yakima Valley are instanced as what results from settlement and cultivation of land. Benton City's tributary horticultural area is the greatest in the valley. Its location with reference to railroad lines is more advantageous. The beginning of great things is at hand. There are opportunities here which should be taken advantage of while the town is new and the choice of location on farm lands may be made. For specific information concerning Benton City and the country surrounding, write to the Secretary of the Commercial Club, Benton City, Washington.



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Elberta peaches in the orchard of M. D. Crawford, Benton City

BENTON CITY

